



Department of Community Development Long Range Planning

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Memorandum

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TO: Planning and Zoning Commission
City Council

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SUBJECT: **Status Report – City of Sedona Land Use and Population,
July 1, 2009**

Section 4.2.2 of the Growth Area Element of the Sedona Community Plan recommends on-going monitoring of:

- Residential densities and number of housing units developed in all land use categories to evaluate consistency with land use projections and growth management goals.
- Developed/Undeveloped acreage for all land use categories
- New residential project densities vs. units allowed by original zoning

This report addresses the status of these items and updates other land use conditions and projections from the Community Plan as well. Please note that this report now includes a section on commercial mixed use development and projections for future housing units in commercial areas.

Status Report –Land Use and Population

City of Sedona

July 1, 2009

Current Population and Housing Estimates

Table 1 provides a comparison of 1995 and 2000 census data with Department of Economic Security (DES) and Department of Commerce population estimates for 2005 through 2008 and estimated population for 2009 based on past DES/Department of Commerce estimates. **Table 2** provides Department of Community Development population and housing estimates. From **Table 1**, Arizona Department of Commerce estimates Sedona's year-round population for July 1, 2008 at 11,372. The July 2009 estimate is 11,436 based on the 2008 estimate. In **Table 2**, Department of Community Development estimates the July 1, 2009 population at 11,488 based on a yearly addition of year-round housing units since the 2000 census, using 2000 vacancy rates and persons per household. Using the 2000 census as a starting point, the Department of Community Development also estimates that there were 6,409 total housing units in the City as of July 1, 2009.

Table 1 - Year-Round Population
**Historic Resident Population Growth in Sedona, Yavapai and
 Coconino Counties, and Arizona, 1995 – 2008**
DES Census and Estimates

Year	Sedona	Yavapai County	Coconino County	Arizona
July 1995	8,990	130,300	110,750	4,228,900
July 2000	10,230 ¹	167,517	116,320	5,130,632
July 2005	10,935 ²	205,105	130,530	6,044,695
July 2006	11,080 ³	213,170	132,460	6,304,865
July 2007 ⁴	11,134	223,933	134,897	6,500,190
July 2008 ⁵	11,372	227,348	135,613	6,629,455
July 2009 ⁶	11,436	234,626	139,388	NO DATA

Sources: 1995 US Special Census, 2000 US Census, Department of Economic Security (DES) estimate – 2005, 2007, AZ Dept of Commerce Population Statistics Unit - 2008 and draft DES Subcounty Projections (Feb 2007) for 2006 (Sedona) and 2009 (counties).

- ¹ July 2000 population estimate for Sedona only (City of Sedona estimate). All others are April 2000 US Census. April 2000 US Census for Sedona is 10,192. City of Sedona estimates July 2000 population as 10,230 based on 21 finalized residential building permits for April, May and June 2000 x 2.065 persons per household x .867 occupancy rate (2000 Census)
- ² July 2005 population estimate (DES). City of Sedona estimates July 2005 population as 11,066 based on July 2004 estimates plus 73 total housing units [83 finalized building permits and removal of 10 multi-family units = 73 units and 130 persons (73 x .867 x 2.06) – see table 2].
- ³ July 2006 population estimate (Draft DES Subcounty Projections, Feb. 2007). City of Sedona estimates a July 2006 population of 11,189 based on July 2005 City of Sedona estimate plus 69 total housing units [69 finalized building permits and 123 persons (69 x .867 x 2.06)] – See Table 2.

- 4 July 2007 population estimate (DES – Oct 2007). City of Sedona estimates a July 2007 population of 11,290 based on July 2006 City of Sedona estimate plus 56 total housing units - 56 finalized building permits and 101 persons ($56 \times .867 \times 2.06$) – See Table 2.
- 5 July 2008 population estimate (AZ Dept of Commerce Population Statistics Unit, Dec 2008). City of Sedona estimates a July 2008 population of 11,424 based on July 2007 City of Sedona estimate plus 75 total housing units – 75 finalized building permits and 134 persons ($75 \times .867 \times 2.06$) – See Table 2.
- 6 City of Sedona estimates a July 2009 population of 11,436 based on July 2008 Dept of Commerce estimate plus 36 total housing units – 36 finalized building permits and 64 persons ($36 \times .867 \times 2.06$). DES draft Subcounty Projections, Feb 2007 used for 2009 counties population estimates.

Table 2

Seasonal and Total Population – Sedona (2000 – 2008) – City of Sedona Estimates

Year	Year-Round Population	Seasonal Home Population	Total Population	Total Housing Units	Year-Round Housing Units	Vacant Units	Seasonal Units
July 2000	10,230 ¹	896 ⁴	11,126	5,705 ²	4,946 ²	759	448 ³
July 2001	10,400 ⁵	912 ⁴	11,312	5,800 ⁵	5,028 ⁶	772	456 ⁶
July 2002	10,605 ⁷	930 ⁴	11,535	5,915 ⁷	5,128 ⁸	787	465 ⁸
July 2003	10,773 ⁹	942 ⁴	11,715	6,009 ⁹	5,210 ¹⁰	799	471 ¹⁰
July 2004	10,936 ¹¹	956 ⁴	11,892	6,100 ¹¹	5,289 ¹²	811	478 ¹²
July 2005	11,066 ¹³	968 ⁴	12,034	6,173 ¹³	5,352 ¹⁴	821	484 ¹⁴
July 2006	11,189 ¹⁵	980 ⁴	12,169	6,242 ¹⁵	5,412 ¹⁶	830	490 ¹⁶
July 2007	11,290 ¹⁷	988 ⁴	12,278	6,298 ¹⁷	5,461 ¹⁸	837	494 ¹⁸
July 2008	11,424 ¹⁹	1,000 ⁴	12,424	6,373 ¹⁹	5,526 ²⁰	847	500 ²⁰
July 2009	11,488 ²¹	1,006 ⁴	12,494	6,409 ²¹	5,557 ²²	852	503 ²²

- 1 Based on US Census (April 1, 2000) population of 10,192 and 5,684 total housing units. Added 21 finalized housing units (April – June 2000) and 38 persons ($21 \times .867$ occupancy $\times 2.06$ persons per household)
- 2 Based on US Census (April 1, 2000) of 4,928 occupied housing units. Added 18 units (April – June 2000) based on .867 occupancy rate (21 finalized permits).
- 3 Seasonal units based on 2000 Census (April 2000) of 446 units (or 59% of 756 vacant units). Added 3 vacant units (April – June 2000) or 2 seasonal units for 759 and 448, respectively.
- 4 Estimated using seasonal units $\times 2$ persons per household.
- 5 Estimated based on 2000 US Census (adjusted to July) and adding 95 total housing units (finalized building permits) and 170 persons ($95 \times .867 \times 2.06$)
- 6 Same methodology as #2 and #3 above – Added 82 year-round units and 8 seasonal units.
- 7 Based on July 2001 City of Sedona estimate and adding 115 total housing units (finalized building permits) and 205 persons ($115 \times .867 \times 2.06$)
- 8 Same methodology as #2 and #3 above (added 100 year-round units, 15 vacant units and 9 seasonal units)

- 9 Based on July 2002 City of Sedona estimate and adding 94 total housing units and 168 persons ($94 \times .867 \times 2.06$)
- 10 Same method as #2 and #3 above (added 82 year-round units, 12 vacant units and 6 seasonal)
- 11 Based on July 2003 City of Sedona estimate and adding 91 total housing units and 163 persons ($91 \times .867 \times 2.06$)
- 12 Same method as #2 and #3 above (added 79 year-round units, 12 vacant units and 7 seasonal units)
- 13 Based on July 2004 City of Sedona estimate and adding 73 total housing units (83 total units minus 10 apartment units that were removed) and 130 persons ($73 \times .867 \times 2.06$)
- 14 Same method as #2 and #3 above (added 63 year-round units, 10 vacant units and 6 seasonal units)
- 15 Based on July 2005 City of Sedona estimate and adding 69 total housing units (added 60 year-round units, 9 vacant units and 5 seasonal units) and 123 persons ($69 \times .867 \times 2.06$).
- 16 Same method as #2 and #3 above (added 60 year-round units, 9 vacant units and 5 seasonal units).
- 17 Based on July 2006 City of Sedona estimates and adding 56 total housing units (added 49 year-round units, 7 vacant units and 4 seasonal units and 101 persons - $56 \times .867 \times 2.06$).
- 18 Same method as #2 and #3 above (added 49 year-round units, 7 vacant units and 4 seasonal units).
- 19 Based on July 2007 City of Sedona estimates and adding 75 total housing units (added 65 year-round units, 10 vacant units and 6 seasonal units and 134 persons ($75 \times .867 \times 2.06$). DES Draft Subcounty Projections estimate 11,361.
- 20 Same method as #2 and 3 above (added 65 year-round units, 10 vacant units and 6 seasonal units).
- 21 Based on July 2008 City of Sedona estimates and adding 36 total housing units (added 31 year-round units, 5 vacant units and 3 seasonal units and 64 persons ($36 \times .867 \times 2.06$). DES Draft Subcounty Projections estimate 11,496.
- 22 Same method as #2 and 3 above (added 31 year-round units, 5 vacant units and 3 seasonal units).

Existing Land Use

Tables 3 and **4** present a comparison of 1990, 1998 and 2009 land use in Sedona.

As of July 1, 2009, the land available for development decreased by 11% since July 1998. During this period, residential lands available for development decreased by approximately 13%. According to available acreage, the total residential land base was therefore **71%** built out on July 1, 2009. According to available potential residential units, the residential land base is **71%** built out (see Table 14). A total of 704 new residential units were completed between July 1, 2000 and July 1, 2009 or 78 per year for the last nine years. The historical average number of housing units constructed each year is 115 based on the last 29 years of development.

Since July 1998, available commercial (including Lodging) lands decreased by 13% leaving the total commercial and lodging land base **83%** built out by July 1, 2009.

Table 3 - Existing Land Use (August 1990, August 1998, and July 1, 2009)

Primary Land Use	Developed Lands Total Acres			Undeveloped Lands Total Acres			% of Available Lands Developed ⁴			Total Lands		
	1990	1998	2009	1990	1998	2009	1990	1998	2009	1990	1998	2009
Single-Family Residential very low density (0-1 units/2 acres)	207	268	355	342	201	113	37.7%	57.1%	75.9%	549	469	468
Single-Family Residential low density (1 unit/2 acre - 2 units/acre)	363	395	575	690	533	336	34.5%	42.6%	63.1%	1,053	928	911
Single-Family Residential medium density (2-4 units/acre)	1,060	1,373	1,560	1,353	838	642	43.9%	62.1%	70.8%	2,413	2,211	2,202
Single-Family Residential high density (4-8 units/acre)	78	91	95	38	8	4	67.2%	91.9%	96.0%	116	99	99
Multi-Family Residential (4-12 units/acre)	73	94	114	67	75	52**	52.1%	55.6%	68.7%	140	169	166**
Mobile Home Parks	54	44	44**	0	0	-4**	100%	100%	100%	54	44	40**
General Commercial	186	229	233	203	111	79	47.8%	67.4%	74.7%	389	340	312
Lodging	85	126	159	---- ⁵	38	2	100%	76.8%	98.8%	85	164	161
Public/Semi-Public ¹	287	379	455	---- ¹	76	23	100%	83.3%	95.2%	287	455	478
Parks/Public Open Space ²	0	57	57	52	61	61	0	48.3%	48.3%	52	118	118
Private Open Space ³	69	238	254	0	0	0	100%	100%	100%	69	238	254
SUBTOTAL	2,462	3,294	3,901	2,745	1,941	1,308	47.3%	62.9%	74.9%	5,207	5,235	5,209
National Forest Lands	0	0	0	5,791	5,700	5,700	----	----	0.0	5,791	5,700	5,700
State Lands	5	5	5	57	11	11	----	31.3%	31.3%	62	16	16
Area in street right-of-way & other small parcels	685	794	820	0	0	0	100%	100%	100%	685	794*	820
TOTAL	3,152	4,093	4,726	8,593	7,652	7,019	52.9%	67.7%	78.2%	11,745	11,745	11,745

1 Includes cemetery, airport, schools, Chapel of the Holy Cross (10 acres) and former USFS Ranger Station site, churches, fire stations, municipal uses.

2 Includes Sugar Loaf property, Posse Grounds Community Park, Jordan Park, Sunset Park and other park sites.

3 Includes open space within private developments - not available for residential and commercial units.

4 Per existing zoning (does not include National Forest lands).

5 Undeveloped vs. Developed was not calculated prior to 1998 data. Includes undeveloped, approved projects

Source: City of Sedona; IS/GIS Division

* Acreage for Right of way and other small parcels in 1998 is not specifically known.

** 4 acres re-assigned from Mobile Home Park to Multi-family (Falls at Oak Creek). Mobile Home Park developed acreage will be reduced once site is re-developed.

Table 4
Existing Residential Land Use - August 1990, August 1998, July 1, 2009

Primary Land Use ¹	Total Lands (acres) ²			Developed Lands (acres)			Undeveloped Lands (acres)			Percent of Available Lands Developed ²		
	1990	1998	2009	1990	1998	2009	1990	1998	2009	1990	1998	2009
Single-Family Residential very low density (0-1 du/2 ac)	549	469	468	207	268	355	342	201	113	37.7	57.1	75.9
Single-Family Residential low density (2 du/ac)	1,053	928	911	363	395	575	690	533	336	34.5	42.6	63.1
Single-Family Residential medium density (2-4 du/ac)	2,413	2,211	2,202	1,060	1,373	1,560	1,353	838	642	43.9	62.1	70.8
Single-Family Residential high density (4-8 du/ac)	116	99	99	78	91	95	38	8	4	67.2	91.9	96.0
Multi-Family Residential (4-12 du/ac)	140	169	166*	73	94	114	67	75	52*	52.1	55.6	68.7
Mobile Home Park	54	44	40*	54	44	44*	0	0	-4*	100	100	100
Total Residential Lands (acres):	4,325	3,920	3,886	1,835	2,265	2,743	2,490	1,655	1,143	42.4	57.8	70.6

¹ Per existing zoning

² Most of the "loss" in acreage between 1990 and 1998 is due to subtraction of roads and open space in developed areas.

Source: City of Sedona; IS/GIS Division

* 4 acres re-assigned from Mobile Home Park to Multi-family (Falls at Oak Creek). Mobile Home Park developed acreage will be reduced once site is re-developed.

Table 5

Existing Land Use and Additional Potential Housing Units - July 1, 2009 Residential Lands - Developed/Undeveloped											
Land Use /Density	Total Acres	% of Total Residential Acreage July 1, 2009	Developed ²		Undeveloped				Additional Potential Housing Units (gross)	Potential Net ⁹ Units	Total Potential Housing Units ⁹ (net)
			Acres	Units	Subdivided Acres	Subdivided/ Approved Units (vacant lots)	Unsubdivided Acres ⁶	Unsubdivided Units ⁸ (gross)			
Single-Family very low density (1 DU/2 AC max)	468	12.0%	355	139	58	26	55	28	54	19	45
Single-Family low density (1 DU/AC max)	911	23.4%	575	591	253	307	83	83*	390	56	363
Single-Family medium density (4 DU/AC max)	2,202	56.7%	1,560	3,848	428	918	214	728*	1,646	495	1,413
Single-Family high density (8 DU/AC max)	99	2.6%	95	544	4	24	0	0	24	0	24
Multi-Family (12 DU/AC max)	166	4.3%	114	906	19	363	33	396	759	269	632
Mobile Home Parks	40	1.0%	44	355	-4	-59	0	0	0	0	-59
Commercial Mixed Use (12 DU/Ac max)	59 ¹	N/A	N/A	8	13 ⁴	63 ⁴	46 ⁷	552	615	198	261
TOTAL	3,886	100.0%	2,743	6,391³	771	1,642⁵	385	1,787	3,488	1,037	2,679

¹ Already counted in commercial acreage

² Developed Acres - Developed Units: Unsubdivided and subdivided (occupied parcels/developed units).

- 3 2000 Census counted 5,684 units (5,705 adjusted for July). Estimated housing units for July 1, 2009 were 6,409 based on 704 finalized building permits added to the original Census figure. City data-base counts 6,391 total units. The 18-unit discrepancy is possible since some housing may exist that has not been inventoried.
- 4 Approved, undeveloped residential units in commercial areas (mixed use).
- 5 1,275 Vacant, subdivided single-family lots
- 6 Undeveloped, Unsubdivided Acres: Gross acres available.
- 7 Vacant commercial acres after 13 acres of approved projects are subtracted (Does not include 20 ac of Planned Development and Lodging. These are already counted in commercial acreage and not contained in unsubdivided total.
- 8 Potential Unsubdivided Units remaining for development if developed to maximum zoning potential (gross acres).
- * Medium density calculated at 3.4 units / acre (Average of RS-18 = 2.4 and RS-10 = 4.4)
- * Low density calculated at 1 unit/acre – consistent with existing zoning of RS-35 and RS-36
- 9 For all residential land uses except mixed use commercial, net units are based on 68% of maximum allowable zoning density for unsubdivided, undeveloped gross units. Mixed use commercial is calculated at 4.3 units per acre (or 36% of gross).

Residential Acreage and Units

Table 5 provides a comparison of residential acreage and housing units, including the maximum potential additional housing units for each residential category based on gross and net acreage and zoning. Net acreage and units are also discussed under Land Use Projections.

Future Development of Housing Units in Existing Commercial Areas

The current 2002 Sedona Community Plan encourages mixed use development within commercial areas. There are currently **59 acres** of vacant commercially-zoned land in Sedona including CI, C2, C3 and OP parcels, but not including 20 acres of commercial Planned Development, SU and L acreage.

Of those 59 acres, 13.2 acres have been approved for development and another 2.4 developed acres have been approved for re-development totaling 63 housing units:

Project Name	Allowable Units (gross)	# Units Built	# Acres
View Plaza	5 units	4 units	.4 acres
Harry Christie	<u>6 units</u>	<u>4 units</u>	<u>.5 acres</u>
TOTAL	11 units	8 units	.9 acres

Project Name	Allowable Units (gross)	# Units Approved	# Acres
Kalloff Place	20 units	13 units	1.7 acres
Airport Road Dev	12 units	5 units	1.0 acres
Red Raven Inn	29 units	4 units	2.4 acres
La Tierra Plaza	12 units	1 unit	1.0 acres
Pinion Drive	51 units	21 units	4.2 acres
Nirvana	64 units	15 units	5.3 acres
Sinagua Pl/ L'Auberge	<u>0 units</u>	<u>4 units</u>	<u>N/A</u>
TOTAL	188 units	63 units	15.6 acres

Maximum number of units possible on remaining vacant commercial land:

615 housing units could be built if the vacant acres are developed at **12 units per acre** (currently allowed).

46 acres (59 total acres minus 13.2 acres approved)
@ 12 units per acre = 552 units
+63 units approved

Total = 615 units

Number of units per acre based on actual densities for proposed mixed-use projects

Although the maximum density is currently 12 units per acre, mixed-use projects approved since August 2005 have averaged about 4.3 units per acre. It is therefore very unlikely that future mixed-used projects proposed for vacant commercial acreage would all be developed at 12 units per acre.

Maximum number of housing units possible @ 4.3 units per acre

261 units could be built if the vacant acres are developed at **4.3 units per acre** (actual average).

46 acres (59 total acres minus 13 acres approved)
@ 4.3 units per acre = 198 units
+63 units approved/

Total = 261 units

If all of the vacant commercial lands were developed with mixed-use projects at current average densities, **261** additional units could be developed.

Lodging Acreage and Units

In 1990, 31% of the developed commercial land area was developed with lodging uses. In July 2001, 40% of the developed commercial area was in lodging (152 developed lodging acres/382 total developed commercial acres). In July 2001, there were also 15 additional acres of lodging approved that had not been developed. If all the commercial lands were developed and no more lodging was approved, lodging uses would have constituted 33% of the total commercial area (167 acres of lodging/504 total commercial acres). If the proportion of developed lodging acreage to total commercial acres is the same at buildout as it was in July 2001 (40%), an additional 30 acres of lodging could be added for a total of 197 lodging acres.

Current Community Plan policies were developed based on the July 2001 lodging acreage and proportion of commercial. The Community Plan recommends that the proportion of lodging to other commercial uses not exceed this 40% at buildout. In July 2009, the proportion of developed lodging acres to general commercial acres was 41% (159 developed lodging acres/392 total developed commercial acres = 40.6%).

The Community Plan has also recommended that, with some exceptions, most of the future lodging uses be located within Focused Activity Centers (FAC's). Currently, out of the 205 total acres within the FAC's, 21 of these acres are undeveloped. If all 21 acres of vacant land were developed with lodging uses, once Sedona was completely built out, there would be 182 acres of lodging on 473 total acres of commercial and lodging would comprise 38% of the total commercial land base. However, lodging will not be developed on all 21 acres. The available acreage will be further reduced as some parcels cannot be developed according to the Plan's development criteria, some parcels have existing site constraints and some parcels are too small and isolated to be consolidated into a lodging project. **Table 6** reflects existing acreage within the FAC's.

Some additional lodging projects may be approved outside FAC's per the Community Plan. **Table 7** has included potential lodging projects to update lodging and commercial acreage. Please note that although the current lodging proportion would be about 41%, this is only a "snapshot" of this lodging acreage at this point in time and does not reflect eventual buildout. A good future benchmark for the Community Plan's lodging policy would be the 182 total acres of lodging that includes 21 additional acres within FAC's (the current total developed/undeveloped lodging acreage is 161 acres). 190 acres of lodging at buildout would represent 40% lodging to commercial (maintaining the current Community Plan policy).

Table 6 – Lodging in Focused Activity Centers (2009)

Focused Activity Center	Lodging Acres (Built/Approved)	Other Built	Vacant	Total Acres*	% Built	% Total Lodging
RR Loop/Cultural Park Place	15	.5	9.5	22	57%	55%
Dry Creek	4.6	5.6	2.3	12.5	82%	37%
Shelby/ Coffeepot	13.7	50.9	4.3	68.9	94%	20%
Soldier Pass	5.1	18.9	2.4	26.4	91%	19%
Uptown	44.0	25.1	2.9	72.0	96%	61%
TOTAL	82.4	101.0	21.4	204.8	90%	40%

**Does not include open space within approved development; residentially-zoned land and public/semi-public uses.*

Table 7
Lodging Acres (Percent of Developed Commercial Acres)

	1990	1998	2001	2009	Buildout
Lodging	85	126	152	159	182
Other Commercial	186	229	230	233	291
Total	271	355	382	392	473
Percent Lodging	31%	35%	40%	41%	38%

Table 8 provides an update to the number of built and approved lodging units in the City. As of July 1, 2009, there were 2,351 hotel, resort and timeshare units built or under construction and an additional 52 units approved.

An additional “unit factor” has been calculated for timeshare units (see **Table 9**).

Table 8
Lodging Units – City of Sedona (1990 – June 2009)

	Total Units 1990	New Units 1990-1997	Total Units 1997	Percent Increase 1990-1997	New units 1997 – July 2009	Total Units July 1, 2009 ²	Percent Increase 1997-2009 ¹	New Units Future (approved, undeveloped)	Total Units (including approved undeveloped)	Percent Increase (from July 2009)
Hotel/Motel/Resort/Bed & Breakfast	1,000	+255	1,255	26%	+298	1,553	24%	+52	1,605	3%
Timeshares	68	+345	413	507%	+385	798 ¹	93%	+0	798	0%
TOTAL	1,068	+600	1,668	56%	+683	2,351	41%	+52	2,403	2%
RV Parks	93	-9	84	-10%	-56	28	-66%	0	28	0%
TOTAL	1,161	+591	1,752	51%	+627	2,379	36%	+52	2,431	2%

Source: 1997 & 2009 figures from the City of Sedona approvals and permits through June 2008; and phone survey conducted in November 1996.

1990 figures from the Sedona Community Plan (November, 1991) and Economic Base Study (December, 1990) – Sunregion Associates, Inc. Note: 1990 figures updated by the City of Sedona to include units originally omitted.

¹ 337 units have lock-out suites.

² Includes lodging units built or under construction.

Table 9
Lodging Units – Including Timeshare Lockouts

Unit Type	Total Units 1990	Addt'l Units	Total Units 1997	Addt'l Units	Total Units 2009	Addt'l Units	Total Units ³ (including future approved, undeveloped)
Hotel, Motel, Resort & B&B	1000	+255	1,255	+298	1,553	+52	1,605
Timeshares	68	+345 ¹	413	+385 ²	798	+0	798
Additional Unit Factor – Lockouts*	0	+25	25	+59	84	+0	84
Total Lodging	1,068	+625	1,693	+742	2,435	+52	2,487

1 100 units are lockouts (additional unit factor = $100 \times 0.25 = 25$)

2 237 units are lockouts (additional unit factor = $237 \times 0.25 = 59$)

3 Approved, undeveloped (assumes no additional approvals)

*Additional unit factor based on number of timeshare lockouts multiplied by 25%. This is based on development approvals that require $\frac{1}{4}$ additional parking spaces for each lockout unit.

Commercial Land Use

As illustrated in **Table 10**, in 1990 approximately 57% of the commercially zoned land was developed. In August 1998, this increased to approximately 70% and in July 2009, approximately 83% of the commercially zoned land was developed.

Table 10

City of Sedona Existing Commercial and Lodging Land Use Acreage for August 1990, August 1998 and July 2009

Land Use	Total Lands (acres)			Developed Lands (acres)			Undeveloped Lands (acres)			Percent of Available Lands Developed		
	1990	1998	2009	1990	1998	2009	1990	1998	2009	1990	1998	2009
General Commercial	389	340	312	186	229	233	203	111	79	48%	67%	75%
Lodging	85	164	161	85	126	159	0(1)	38	2	(1)	77%	99%
TOTAL	474	504	473	271	355	392	203	149	81	57%	70%	83%

1 There was no separate zoning district for lodging in 1990. Lodging uses were allowed under General Commercial zoning.

POPULATION AND HOUSING PROJECTIONS

Year-Round Population Forecasts

Two sets of population and employment projections were originally prepared for the **Sedona Community Plan** in 1990 as part of the Economic Base Study. These were identified as *Trends and Aggressive* growth projections. The Trends (or low-end) projections were based on the assumption that the number of housing units during each five-year period from 1990 to 2010 would increase at the average annual rate experienced from 1980 to 1990 and that the average household size would decline from an estimated 2.02 - 1.96 persons per household from 1990 to 2010. Aggressive (or high-end) projections were determined, in part, from the February 1990 Department of Economic Security (DES) year-round population projections with the same projected decline in average household size used in the Trends projections. The February 1990 DES projections assumed a much more robust rate of growth than the Trends projections.

The original 1990 year-round population projections for the City were as follows:

	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
Trends	8,939	10,002	11,204	12,399
Aggressive	10,070	11,700	13,265	14,950

Based on the fact that the actual 1995 Sedona population was 8,990, and the actual 2000 population was 10,230 (adjusted to July) it is apparent that from 1990 - 2000, Sedona has grown more consistent with the Trends projections originally forecast in 1990. This trend is also consistent with DES projections that were updated on an annual basis between 1990 and 2000.

The updated year-round population projections are depicted in **Table 11**, below, using two different methodologies.

Low-End Projections

Updated low-end projections use the draft DES Subcounty projections (Feb. 2007) for 2010, 2015 and 2020. The forecasted 2015 population based on the low-end projection is 12,262. The forecasted 2020 population based on the low-end projection is 12,829.

High-End Projections

The updated high-end projections simply project an estimated 1995-2009 total growth of 2,498 persons for 2009 through 2015 and 2020. The forecasted 2015 population based

on the high-end projection is 12,556. The forecasted 2020 population based on the high-end projection is 13,446.

Mid-Range Projections

A 2015 and 2020 mid-range year-round population of **12,409 and 13,138** reflects the midpoint between the Low and High forecasts. This reflects a total 6-year growth of 8 percent and 11-year growth of 14% (about 1.3% per year). This Mid-Range scenario is also depicted in **Table 11**.

Table 11

Range of Year-Round Population Projections

	<u>2000¹</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
Low-End²	10,230	11,629	12,262	12,829
High-End³	10,230	11,666	12,556	13,446
Mid-Range⁴	10,230	11,648	12,409	13,138

1 Actual 2000 population (US Census) = 10,192. Adjusted to July 2000 by City of Sedona Department of Community Development.

2 Based on Dept of Economic Security (DES) draft subcounty projections (Feb 2007) for 2010, 2015 and 2020.

3 Based on total year-round population growth estimated from 1995-2009 (2,498) projected for 2009 – 2015 and 2020 using City of Sedona 2009 estimate of 11,488.

4 Mid-Range projection is an average of Low and High-End scenarios.

* Note: The actual number of total housing units in July, 1990 was 4,658 and the actual occupancy rate was 82%. The 2000 US Census shows 5,705 total housing units (adjusted to July) an 86.7% occupancy rate and 2.06 persons per household. Finaled building permits added to the 2000 Census data yield 6,409 total housing units for July 2009.

The average yearly number of housing units from 1995 – 2009 = 89/year (5159 total housing units in 1995 and 6,409 total units in 2009). 89 units multiplied by the 2000 occupancy rate of 86.7% yields 77 year-round occupied units per year. 77 units multiplied by an average household size of 2.07 persons (average of 1995 and 2000 figures of 2.08 and 2.06) = 159 persons per year and 795 persons per five years. Projections based on this housing unit scenario fall closest to the mid-range forecast.

Seasonal and Total Population Forecasts

Table 12 depicts the projected Mid-Range year-round seasonal (or part-time resident) and total (combined year-round and seasonal) population from 2000 through 2020 based on a 13.3% vacancy rate (rate of the 2000 US Census), a 59% utilization of

vacant units by seasonal residents (the 2000 US Census results) and 2 persons per household (Economic Base Study) for seasonal units. As illustrated in **Table 12**, Sedona's seasonal population is projected to be **1,149** and the total population projected to be **14,287** by 2020. The original Mid-Range 2010 seasonal and total populations forecast in 1990 (**Sedona Community Plan**) were 2,125 and 15,800. The revised mid-range 2010 seasonal and total population forecasts are 1,018 and 12,666.

Table 12

Population and Housing Unit Projections (2000 - 2020) Using Mid-Range Population Forecasts					
Year	Year-Round Population	Seasonal³ Population	Total³ Population	Year-Round Housing Units	Total Housing Units
2000 ¹	10,230	896	11,126	4,946	5,705
2005 ²	11,066	968	12,034	5,352	6,173
2010 ³	11,648	1,018	12,666	5,627	6,490
2015	12,409	1,086	13,495	5,995	6,915
2020	13,138	1,149	14,287	6,347	7,321
Year 2020 Total Increase	2,908	253	3,161	1,401	1,616
% Change 2000 – 2020	28.4%	28.2%	28.4%	28.3%	28.3%

1 Adjusted 2000 population from 2000 US Census (adjusted slightly for July 2000). Seasonal population estimate based on 2000 US Census count of 446 Seasonal units plus two added for July 2000 and two persons per household (Economic Base Study - Sunregion Associates, Inc. Dec. 1990)

2 City of Sedona estimates for 2005 (See Page 2 – Current Population and Housing Estimates)

3 Mid-Range forecasts based on projected five-year increases of year-round mid-range population (from Table 11) divided by 2.07 persons per household for year-round occupied units divided by 86.7% occupancy (2000 US Census) for total housing units. Difference between Total and Occupied units multiplied by 59% seasonal occupancy rate of vacant units and multiplied by two persons per household (Economic Base Study) yields Seasonal Population.

The original seasonal home population projected in 1990 by the Community Plan for 1995 was represented in a range from 1,368 to 1,538. The current estimate for July 2000 is 896. One significant reason why the current estimate is lower than this range is that the Economic Base Study was prepared using different methodology to determine seasonal units (90% of vacant units vs. the 2000 US Census determination of 59% of vacant units) and that the vacancy rate was much higher (18% in 1990 and 16.8% in 1995) than 2000 US Census (13.3%). This means that the number of seasonal housing units is much lower than originally estimated and projected. The total population (Seasonal plus year-round) for 2000 originally projected in the Community Plan ranged from 11,556 to 13,514. The revised estimated July 2000 total population was 11,126.

Housing Projections

From April 1980 to mid-year 2000, there was an overall housing unit increase of 2,628 units (85.4%) or approximately 131 housing units per year for a July 2000 housing unit total of 5,705 units. The period from 1980 - 1990 experienced a much higher rate of housing growth (51.4% or 158 units per year) than the period from 1990 - 2000 (22.5% or 105 units per year). In 1990, the **Sedona Community Plan** originally projected a range of 5,969 - 6,981 total housing units for July 2000. The actual number of total housing units in July 2000 was 264 units lower than the low end of this range. In 1990, the Community Plan also forecast total housing units for the year 2010 in a range from 7,397 to 8,922 with a mid range forecast of 7,988. As depicted in **Table 12**, the current Mid-Range forecast is for **6,490** total housing units in the year 2010 and **7,321** for 2020. The current estimate is for **9,088** total housing units at buildout.

Land Use Projections

Residential

Table 13 represents a breakdown of the number of potential residential units that could be developed on the available vacant, subdivided lots and undeveloped, unsubdivided lands in the City. This table is a revised version of **Table 28** in the Sedona Community Plan Supplement and has been updated to reflect July 1, 2009 conditions. The 2020 projections have been revised based on the July 1, 2009 data.

Table 13 2020 Residential Land Use

July 2009					2020 Projections				
	#1	#2	#3	#4	#5	#6	#7	#8	#9
Land Use	Vacant, subdivided lots (July 2009) ¹	Unsubdivided undeveloped gross acres (July 2009) ¹	Units available on unsubdivided, undeveloped acres (July 2009) ²	Total units available (July 2009) ³	Potential # of vacant subdivided lots (2020) ⁴	Unsubdivided, undeveloped gross acres remaining (2020) ⁵	Potential # of units remaining on unsubdivided, undeveloped acres ⁶	Total increase in units (2020) ⁷	Total units available (2020) ⁸
Single-Family Residential very low density	26	55	19	45	0	55	19	26	19
Single-Family Residential low density	307	83	56	363	70	65	38	255	108
Single-Family Residential medium density	918	214	495	1,413	456	200	449*	508	905
Single-Family Residential high density	24	0	0	24	15	0	0	9	15
Multi-family Residential	363	33	269	632	263	33	269	100	532
Mobile Home Parks	-59	0	0	-59	0	0	0	-59	0
Commercial Mixed Use	63	N/A	198	261	0	N/A	188	73	188
TOTAL	1,642	385	1,037	2,679	804	353	963	912	1,767

1 From Table 5

2 For all land uses except commercial mixed use, the number of potential units on unsubdivided, undeveloped gross acres multiplied by 68% = net units available. Commercial mixed use is calculated at 4.3 units per acre or 36% of gross (Table 5).

3 Column #1 plus column #3. 2,679 potential housing units available (July 2009).

4 912 additional housing units estimated to be needed in July 2020 based on population projections. Column #1 minus projected # of subdivided units (assigned percentage of 912 units based on land use category – Table 13, Supplement B) = Column #5.

- 5 Column #2 minus projected # of unsubdivided acres (assigned percentage of 912 units and corresponding acreage by land use category – Table 13, Supplement B) = Column #6.
6 Column #3 minus projected # of unsubdivided units based on acreage from Column #6 by land use category (Table 13, Supplement B) = Column #7. Number of potential units on unsubdivided, undeveloped gross acres multiplied by 68% (*Calculated at 3.4 units/acre).
7 Total # of projected units in each land use category (assigned percentage of 912 units based on Table 13, Supplement B).
8 2,679 total units available in 2009 minus 912 total units added by 2020 = 1,767 units remaining in 2020. Column #4 minus column #8 = column #9.

Table 13 Supplement A – Finaled Permits

Land Use	July 2004	July 2005	July 2006	July 2007	July 2008	July 2009	Total Subdivided /percent of total	Total Unsubdivided /Percent of total
Single-Family Residential very low density	3	3	3	4	2	1	16 4%	0
Single-Family Residential low density	20	26	22	17	21	9	105 26%	10 2%
Single-Family Residential medium density	60	49	36	30	30	22	207 51%	20 5%
Single-Family Residential high density	1	2	4	0	0	0	7 2%	0
Multi-family Residential	7	3	4	4	22	4	42 11%	2
Mobile Home Parks	0	0	0	0	0	0	0	0
Commercial Mixed Use	0	0	0	1	0	finaled) ⁰ (7 not	1	0
TOTAL	91	83	69	56	75	36	378 93%	32 7%

Table 13 Supplement B
Assigned % of Housing Stock for 912 Projected Units (2009-2020)

Land Use	Percentage Subdivided	Percent Unsubdivided	Unsubdivided Acres	Methodology
Single-Family Residential very low density	3% = 26 units	0	0	Based on average % of permits – July 04 through 09 minus 1% to reflect 2008-09 percentage (Supplement A)
Single-Family Residential low density	26% = 237 units	2% = 18 units	18 ac	Based on average % of total permits (2004-2009) – Supplement A
Single-Family Residential medium density	51% = 462 units	5% = 46 units	14 ac	Based on average % of total permits (2004-2009) – Supplement A
Single-Family Residential high density	1% = 9 units	0	0	Based on minimal inventory and no permits in 2007-09 (Supplement A)
Multi-family Residential	11% = 100 units	0	0	Based on average % of total permits (2004-2009) – Supplement A
Mobile Home Parks	-7% = -59 units	0	0	Based on percent of units re-developed at Falls at Oak Creek (59/912)
Commercial Mixed Use	7% = 63 units	1% = 10 units	0	Balance of units including 63 approved (8% of 912)
TOTAL	92% 838 units	8% 74 units	32 acres	100% 912 units / 32 acres

As of July 1, 2009, there were 1,275 vacant single-family lots and an additional 363 approved but unbuilt multi-family units (including a reduction of 59 Mobile Home units) and 63 approved, but undeveloped commercial mixed use units for a total of 1,642 undeveloped, subdivided/approved units (column #1). Column #2 represents the unsubdivided, undeveloped gross acres available in each residential density category, totaling 385 gross acres. Column #3 represents the number of units that can actually be built on the projected net acreage (using the historical development average of 68% of the number of units permitted by zoning and using an average of 4.3 units per acre for commercial mixed use), totaling 1,037 units. Column #4 represents the total units available (adding Columns #1 and #3). On July 1, 2009, there were an estimated 2,679 housing units that could be built on the available residential and commercial acreage and vacant lots.

Based on the mid-range population forecasts for 2020, approximately 7,321 total housing units are projected by that year. Based on the estimated 6,409 total existing housing units (July 1, 2009) and the 2,679 potential additional units available, there are 9,088 total potential housing units in the City when the residential land base is built out. Between 2009 and 2020, approximately 912 additional housing units could be built (7,321 – 6,409). In previous reports, columns #5 through #9 depicted projections based on an even distribution of the additional housing units. In this report, for the 2020 projections, columns #5 through #9 reflect that the 912 additional housing units are distributed based on past building permit activity from 2004-2009 (Table 13 Supplements A and B). In 2020, the residential lands are projected to be 80% built out based on the 1,767 additional units estimated to be available in that year (column #9).

Residential Buildout Projections

The following "Buildout" projections are based on the assumption that the residential land base and zoning densities will remain the same as they exist today. **Table 14** projects a year-round population of **16,297** and a total population of **17,723** when all of the current available lands are occupied. Approximately **9,088** total housing units would also exist at buildout.

Table 14

Residential “Buildout” Projections (Population and Housing)			
	Current (July 2009) ¹	Additional Potential	Total
Total Housing Units	6,409	2,679	9,088
Occupied Housing Units ²	5,557	2,323	7,880
Unoccupied Housing Units ³	852	356	1,208
Seasonal Units ⁴	503	210	713
Year-Round Population ⁵	11,488	4,809	16,297
Seasonal Population ⁵	1,006	420	1,426
Total Population	12,494	5,229	17,723

¹ From Table 2

² Using 86.7% occupancy rate

³ Using 13.3% of total housing units (per 2000 Census)

⁴ Using 59% of unoccupied housing units (2000 Census)

⁵ Using 2.07 persons per household (occupied units) for year-round population and 2 persons per household for seasonal residential units.

Table 15 illustrates a comparison of projected housing and population for 2015, 2020 and at buildout. Under the current land base and densities, Sedona will be 75-77% residentially built out by 2015, and will be 79-81% built out by 2020.

Table 15

**Year-Round Population and Housing Projections
2010, 2015, 2020 and Buildout**

	2010	2015	2020
Mid-Range Population Forecast	11,648	12,409	13,138
Low-End Population Forecast (DES – Draft Sub-County Population Projections, Feb 2007)	11,629	12,262	12,829
<hr/>			
Approximate Year-Round Buildout Population			16,297
Approximate Total Number of Buildout Housing Units			9,088
Approximate 2020 Year-Round Population (mid-range)			13,138
2020 Percent of Buildout based on Low-end population projections of 776 additional units over 11 years = 7,185 housing units (1,393 additional population/2.07 = 673 occupied units/.867 = 776 total units)			79%
2020 Percent of Buildout based on Mid-Range Year-Round Population Forecasts (and 7,321 housing units)*			81%

**Mid-range average of 750 persons per five years.*

COMMERCIAL LAND USE AND EMPLOYMENT PROJECTIONS

From **Table 10**, the amount of developed commercially-designated land increased from 57% to 83% from 1990 through July 2009. The portion of the developed commercial land base devoted to lodging uses also increased from 31% to 41% during this period.

Of the 81 undeveloped commercial and lodging acres remaining in July 2009, approximately 14 acres have been approved for specific development by the City of Sedona. If these commercial projects are included in the developed commercial land base, 406 acres, or 86% of the commercially-designated area has been developed or approved for development and 40% of this area is or will be developed with lodging uses.

Estimates for 2015 and 2020 are very approximate with the commercial lands 91% and 98% built out. (see **Table 16**)

It is important to note that these projections are based on an unchanging total commercial land base.

Table 16

Commercial Land Use Projections (Includes Lodging Uses)					
	1990¹	1998¹	2009¹	2015²	2020³
Total Acres (commercial & lodging)	474	504	473	473	473
Total Developed Acres (commercial & lodging)	271	355	392	430	462
Percent Developed	57%	70%	83%	91%	98%
Total Undeveloped Acres (commercial & lodging)	203	149	81	43	11
Percent Undeveloped	43%	30%	17%	9%	2%
Total Developed Acres – Lodging	85	126	159	172	185
Percent of Developed Commercial Acres with Lodging uses	31%	35%	41%	40%	40%

1 From Table 3 (Includes built and under construction and permits issued as of July 1, 2009)

2 Includes 12 acres of approved, undeveloped projects plus the balance of 38.4 ac of growth based on a 121 ac increase in commercial lands developed from 1990 to 2009, or 6.4 ac per year (6.4x6 years = 38.4 minus 12 = 26.4 ac). Lodging acres calculated based on 2 acres approved plus 40% of additional 26.4 ac (159+2+11) = 172.

3 Same as '2' above. Lodging acres = (172 + 13 = 185 acres). If all remaining vacant land is developed with lodging (in Focused Activity Centers), total acreage would be 182. This is unlikely to occur and lodging growth will likely be minimal beyond 182 acres unless occupied commercial land is redeveloped. At 182 acres, lodging would represent 38% of commercial acreage at build out (lodging represented 40% of the commercial acreage in 2001).

CHANGES IN LAND USE

Recent Changes/Rezoning affecting the Residential Land Base:

Table 17 illustrates the changes in the total residential land base between August 1998 and July 2009. Since August 1998, the single-family residential land base decreased overall by approximately 27 acres and the multi-family land base decreased overall by 3 acres.

In the single-family land base, about 1.5 acres was re-designated for office uses and an artist studio, 20 acres for public/semi-public uses and 3.5 acres for multi-family uses. An additional 31 acres represents open space within residential PRD's, public/private right-of-way conversions and acreage re-calculations/adjustments. Approximately 29 acres were added to the single-family land base. In the multi-family land base, approximately two acres were re-designated as public/semi-public, 22 acres as single-family, one acre as open space and less than one acre for lodging. Approximately 23 acres were added.

Table 17

Changes to Total Land Base (Based on Existing Zoning) August 1998 – June 2009

Single-Family Residential

	<u>Aug. 1998</u>	<u>July 2001</u>	<u>July 2009</u>	<u>Change</u>
Total Acreage:	3,707	3,690	3,680	-27

Rezoning

Project/Rezoning Date	1998 Land Use / Zoning	Current Community Plan Designation/Zone	2009 Land Use	Acres
Casitas at Coffeepot (3/28/00)	Multi-family / RS-10a	Multi-family / RM-2	12 unit apartments	-1.0
Morris/Harrison (3/15/00)	T-11 / RS-18b	SPA / RM-1	Duplex	-0.4
Gould Professional Plaza (1/23/01)	T-2 / RS-35	SPA / T-2	Office	-1.3
White Bear Office (2/27/01)	T-2 / RS-35	SPA / T-2	Office / Residence	-0.6
Betatakin Inn (2/27/01)	T-12 / RS-18b	SPA / T-12	15-unit lodge (undeveloped)	-3.6
Farley Cabins (3/27/01)	T-12 / RS-18b	SPA / T-12	7-unit lodge	-0.9
Chan Smith (2/26/02)	T-15 / RS-6	SPA / T-15	Duplex	-0.2
Navajo Apartments (4/23/02)	MFRMD / RMH-10	MFRMD / RM-1	Multi-family (Undeveloped)	-1.0

Birch Blvd (7/23/02)	T-9 / RS-10a	SPA / T-9	Triplex	-0.4
Legacy Plaza (10/22/02)	T-2 / RS-35	SPA / T-2	Office	-1.3
Foothills South (3/25/03)	SFLD / RM-2	SFLD / RS-18a	Single-family medium density	+20.0
Kaiser (6/22/04)	SFMD / RS-10a	SPA / SU	Artist Studio	- 0.3
Harry Christie (10/24/06)	C2/RS-10a	Commercial and SPA/SUD	Mixed use	-0.3
Birch Blvd (5/22/07)	T-9/RS-12	SPA/SUD	2 condo units	-0.3
Gould Professional Plaza	T2/RS-35	SPA/T2	No longer active	+1.3
White Bear Office Plaza	T2/RS-35	SPA/T2	No longer active	+6
Farley Cabins	T-12/RS-18b	SPA/T-12	No longer active	+9
Betatakin Inn (now Red Rock Creek Sub (8-14-07 Pre-Plat)	T-12/RS-18b	SPA/PRD	Single-family Medium Density	+3.6
Youngker (6-23-09)	Commercial/C1	SFLD/RS-18b	Single-family Res	+ 1.9
Total Acres Rezoned				+16.7
Total Acres Re-designated from Single-family Residential to Public/Semi-Public:				
Buddhist Temple				-13.4
Sedona Charter School				-2.5
Jewish Community Synagogue				-2.0
Chapel Area Fire Station				-1.6
Other				-.3
Total Acres Re-designated as Public/Semi-Public:				-19.8
Total Acres added to Low and Medium Density Single-family (Thunder Mountain Re-plat & Foothills South)				+6.0
Added acreage from L'Auberge rezoning				+8
Total Acres re-designated as private open space through PRD approvals, public/private right-of-way and acreage re-calculations				-31.1
TOTAL CHANGE				-27.4

Multi-Family Residential

	<u>Aug. 1998</u>	<u>July 2001</u>	<u>July 2009</u>	<u>Change</u>
Total Acreage:	169	168	166	- 3

Multi-Family Re-Zonings

Project/Rezoning Date	1998 Land Use / Zoning	Current Community Plan Designation / Zone	2006 Land Use	Acres
Arroyo Sienna (4/6/99)	T-11 / C-1	SPA / PRD	Multi-family	+2.0
Casitas at Coffeepot (3/28/00)	MFR / RS-10a	MFR / RM-2	12-unit apartments	+1.0
Morris / Harrison (3/15/00)	T-11 / RS-18b	SPA / RM-1	Duplex	+0.4
Uptown Parking Lot	MFR / RM-3	Public/Semi-Public / P	Parking Lot	-2.0
Chan Smith (2/26/02)	T-15 / RS-6	SPA / T-15	Duplex	+0.2
Navajo Apartments (4/23/02)	MFRMD / RMH-10	MFRMD / RM-1	Multi-family (undeveloped)	+1.0
Birch Blvd (7/23/02)	T-9 / RS-10a	SPA / T-9	Triplex	+0.4
Foothills South (3/25/03)	SFLD / RM-2	SFLD / RS-18a	SFLD	-20.0
Preserve at Oak Creek (2/14/06)	Commercial and lodging/PD	Multi-family/PD	Multi-family condos (undeveloped)	+12.5
Harry Christie (10/24/06)	C2/RS-10a	Commercial and SPA/SUD	Mixed use	+3
Birch Blvd (5/22/07)	T-9/RS-12	SPA/SUD	2 condo units	+3
Falls at Oak Creek (8-12-08)	SFLD/RS-18b	Mobile Home Park/PRD	To be re-developed as Multi-family	+3.9
Total Acres Rezoned				0
Other: Three acres re-designated as Single-family Residential and Open Space (Thunder Mountain Re-plat) and one acre designated as multi-family (Casa Tigava); .2 ac Bed and Breakfast by CUP; .3 acres as right-of-way; additional rounding adjustment from land use base data				-2.9
TOTAL CHANGE				-2.9

Table 18 illustrates the changes in the commercial land base between August 1998 and July 2009. The Commercial and Lodging land base acreage decreased overall by 31 acres since August 1998.

Table 18

General Commercial/Lodging

	<u>Aug. 1998</u>	<u>July. 2001</u>	<u>July 2008</u>	<u>Change</u>
Total Acreage:	504	504	473	-31

Rezoning

Project/ Rezoning Date	1998 Land Use/ Zoning	Current Community Plan Designation/ Zoning	2006 Land Use	Acres
Arroyo Sienna (4/6/99)	T-11 / C-1	SPA / PRD	Multi-family	- 2
Gould Professional Plaza (1/23/01)	T-2 / RS-35	SPA / T-2	Office	+1.3
White Bear Office Plaza (2/27/01)	T-2 / RS-35	SPA / T-2	Office / Residence	+ .6
Betatakin Inn (2/27/01)	T-12 / RS-18b	SPA / T-12	15-unit lodging	+3.6
Farley Cabins (3/27/01)	T-12 / RS-18b	SPA / T-12	7-unit lodging	+ .9
New (8 lots) Subdivision at Foothills South	Public/Semi- Public/Office Professional	Single-family low density / RS-18a	8 single-family residential lots	-4
Legacy Plaza (10/22/02)	T-2 / RS-35	SPA / T-2	Office (undeveloped) and open space	+1.3 (includes open space)
Kaiser (6/22/04)	Single-family Medium density / RS-10a	SPA / SU	Artist Studios	+ .3
Preserve at Oak Creek (4/26/05)	Commercial and Lodging / PD	Commercial and Lodging / PD (revised)	-1.4 general commercial (0.9 acres) +0.5 Lodging acre (8.5 acres) -57 Lodging units (138)	- 0.9 (to private open space)
Sedona Real (5/24/05)	Commercial (FAC) /C-1	Commercial (FAC) / L (expansion)	Lodging	No change
Preserve at Oak Creek (2/14/06)	Commercial and lodging/PD	Multi-family/PD	Multi-family condos (undeveloped) (-3 ac internal open space – not included in these calculations)	-8.5 ac commerc /Lodging –1 ac general commerc

La Tierra Plaza (3/13/07)	T SR 89A/OP, OS, RS-12	SPA/SUD	40 lodging units, Office and open space	-1.0 (to pvt open space)
Gould Professional Plaza	T-2/RS-35	SPA/T-2	No longer active	-1.3
White Bear Office Plaza	T-2/RS-35	SPA/T-2	No longer active	-.6
Farley Cabins	T-12/RS-18b	SPA/T-12	No longer active	-.9
Betatakin Inn (now Red Rock Creek Sub – 8-14-07)	T-12/RS-18b	SPA/PRD	Single-family Medium Density	-3.6
Youngker (6-23-09)	Commercial/C1	SFLD/RS-18b	Single-family Res	-1.9
Total Acres Rezoned:				-17.7
Loss of .8 ac from L'Auberge rezoning:				-.8
Other reductions include 13.1 acres re-designated as right-of-way and due to acreage adjustments:				-13.1
TOTAL CHANGE:				-31

From **Table 19**, since the re-adoption of the Community Plan on June 8, 1998, there has been a net reduction of **90 potential residential units** and a net reduction of **31 commercial and lodging** acres based on the zoning that existed on that date (There is a greater reduction based on August 1998 acreage).

Table 19

Effect of Major Projects (*) on Available (undeveloped) Residential Units and Commercial Acreage since June 8, 1998 Community Plan re-adoption

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
Cliffs (6/23/98)	RM-2	Commercial and Lodging/PD	+2	17	Commercial & Lodging / -17 units
	RS-36	Parks/PD		7	Park site/ -7
	C-1	Commercial and Lodging/PD		0	Retail, Lodging
Fairfield (6/22/98)	RMH-10	SPA/PD	+3.8	54	Lodging and Multi-family + 64 Single-family + 16
Arroyo Sienna (4/6/99)	C-1	SPA/PRD	-2	0	Multi-family + 12
Casitas at Coffeepot (3/28/00)	RS-10a	Multi- family/RM-2	0	4	Apartments +12
Morris/Harris on (3/15/00)	RS-18b	SPA/RM-1	0	1	Duplex +2
Uptown Parking lot	RM-3	Public/semi- public/P	0	24 ²	Parking lot -24
Sedona Charter School ³ (1/10/00)	RS-35	Public/Semi- public/RS-35	0	3	School -3

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
Buddhist Temple ³ (11/23/99)	RMH-12	Single-family low density / RMH-12	0	33	Religious Institution -33
Gould Professional Plaza (1/23/01)	RS-35	SPA / T-2	+1.3	0 (unit on-site)	Office/0 units
White Bear Office Plaza (2/27/01)	RS-35	SPA / T-2	+0.6	0 (unit on-site)	Office / residence / 0 units
Betatakin Inn (2/27/01)	RS-18b	SPA / T-12	+3.6	0 (unit on-site)	15 lodging units / 0 residential units
Farley Cabins (3/27/01)	RS-18b	SPA / T-12	+0.9	0 (unit on-site)	7 lodging units / 0 residential units
Thunder Mountain Re-plat (3/27/01)	PRD	Single-family low density / PRD	0	43 ⁴	Single-family (+14 lots)
Foothills South	OP	Single-family low density / RS-18a	-4	0	Single-family (8 lots) / + 8 units
Chan Smith (2/26/02)	RS-6	SPA / T-15	0	1	Duplex +2
Navajo Apartments (4/23/02)	RMH-10	Multi-family medium density / RM-1	0	5	2 Single-family lots 12 Apartments +14
Birch Blvd (7/23/02)	RS-10a	SPA / T-9	0	2	Triplex +3
Legacy Plaza (10/22/02)	RS-35	SPA / T-2	+1.3 (includes open space)	1	Office
Foothills South (3/25/03)	RM-2	Single-family low density / RS-18a	0	163	Single-family +25

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Jewish Community Synagogue ³	RS-10b	Single-family medium density / RS- 10b	0	5	Religious Institution --5
Kaiser	RS-10a	SPA/SU	+3	0 (unit on site)	Artists Studios / 0
Kinsey subdivision	RS-10a	Single-family medium density / RS- 10a	0	8	Single-family +9
Eagle Rock subdivision – 9.3 ac	RMH-10	Single-family medium density / PRD	0	28	Single-family +26
Piedras Del Rojo	RM-3	Multi-family / RM-3	0	14	+18
Park Place – 9.7 ac	RM-2	Multi-family / RM-2	0	79	+88
Vista Montana	PRD	PRD	0	0	+3
Bella Vista (2/8/05)	RS-10	SFMD / RS- 10	0	7	Single-family +7
Arroyo Pinion Condos (3/22/05)	RM-2	MFMD/High density / RM-2	0	4	Multi-family +4
Kinsey II (4/26/05)	RS-10	SFMD / RS- 10	0	7	Single-family +9
Tierra Verde (4.6 acres from Terra Rosa)	RS-18	SFLD / RS-18	0	8	Single-family +9
Cor-d'Amour (10/25/05)	RS-35	Single-family low density/RS-35 and PRD	0	31	Single-family +43
Preserve at Oak Creek (2/14/06)	PD	Multi- family/PD	-10	0	Multi-family condos +158

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Tierra Del Arte (1/24/06) – 3.3 ac from Terra Rosa School	RS-18	Single-family Low Density/RS-18	0	5	Single-family +6
Thunder Mtn (2/28/06 – pre-plat) – 3.7 ac	RS-35	Single-family Low Density/PRD	0	2	Single-family +9
View Plaza (5-9-06) – .4 ac	C2	Commercial/ C2	0	2*	+4 (Mixed Use)
Kalloff Place (10/3/06 – Concept Review) – 1.7 ac	C1	Commercial/ C1	0	7*	Mixed Use/ +13 Res Units
Harry Christie (10/24/06 - rezoning) - .5 ac	C2/RS-10a	Commercial and SPA/SUD	0 (additional acreage counted toward multi- family - .3 ac)	2*	Mixed Use/ +4 residential units
La Tierra Plaza (3/13/07 – Rezoning) – 5.3 ac	OP, OS, RS- 12	SPA/SUD	0 (-1 ac Gen Commercial to Open Space, +1.1 ac from Commercial to Lodging)	4*	Office and Lodging/ 1 Residential (+40 lodging units)
Canyon Vista (4/24/07) 6 ac	RS-10b	SFMD/RS- 10b	0	18	(Single-family Res)/ +8 Res units
Seven Vistas (4/24/07) 4.1 ac	RS-10b	SFMD/RS- 10b	0	12	Single-family Res/ +9 Res Units

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Hillside Vista Estates (5/22/07) – 32 ac	RS-35	SFLD/RS-35	0	26	Single-family/ +30 Res Units
Birch Blvd (5/22/07 – Rezone) - .25 ac	RS-12	SPA/SUD	0	1	Residential Condominiums and Office parking/ +2 Res Units
Gould Professional Plaza	RS-35	SPA/T-2	-1.3	0	No longer active
White Bear Office Plaza	RS-35	SPA/T-2	-.6	0	No longer active
Farley Cabins	RS-18b	SPA/T-12	-.9	0	No longer active
Betatakin Inn	RS-18b	SPA/T-12	-3.6 (lodging)	0	Replaced by RR Creek Sub (-15 lodging units)
Red Rock Creek Sub – 4.6 ac (8-14- 07 Pre-Plat)	T-12	SPA/PRD	0	2 lots per T-12 zone	+10 units (Single- family Medium Density)
Los Abrigados (10-9-07)	RC	Commercial/ Lodging/ RC	0	0	+2 lodging units
Airport Road – 4.2 ac (1- 22-08)	RS-12	SPA/RS-12	0	10	+10
Airport Road – 1 ac (1-22- 08)	C-1	Commercial/ C-1	0	4*	+5 mixed use
Red Raven Inn – 2.4 ac (4-8-08)	C-1/L	Commercial/ Lodging/ C-1/L	0	10*	+4 mixed use res +9 lodging units
Apple Orchard Condos – 1.3 ac (4-8-08 pre plat)	RM-2	Multi-family/ RM-2	0	4 (on-site)	+9 (4 apts removed, replaced with 9 condo units)

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Falls at Oak Creek*** (8-12-08)	RS-18b	Mobile Home Park/PRD	-	59***	+46
Pinion Drive (Dev Rev 9- 2-08)	OP/C1	SPA/ Commercial	0	18*	+21
Nirvana (Dev Rev 10/7-08)	C1	SPA	0	23*	+15
L'Auberge/ Sinagua Plaza (3-3- 09)	L	Commercial/ Lodging	0	0	+4 at Sinagua Plaza (off-site, not mixed use)
Jordan Estates Condos/ Single-family (Pre-Plat 5- 12-09)	RM-2/RS- 18b	Multi-family, SFLD/ RM-2, RS- 18b	-	9 platted lots, 7 single-family lots (@ 68%)	+16 Multi-family +8 Single-family
Thunder Mtn (ZMC/Pre- plat 2-24-09)	RS-35	SFLD/PRD	-	2 platted lots	+6
Youngkers (6-23-09)	C1	SFLD/RS-18b	-1.9	2 (one already on site, 3 total)	SFLD / +1
Chapel area Fire station	RS-10b	SFMD/RS- 10b	-	5	-5
TOTAL UNITS				783	693
GAIN/LOSS OF RESIDENTIAL UNITS					-90 UNITS
GAIN/LOSS OF COMMERCIAL ACREAGE:					-25 ACRES **

1 Per Community Plan calculations for entire residential land base @ 68% of gross acres (where applicable on larger projects)

2 Based on 12 units/acre.

3 Not a zone change (conditional use permit).

4 43 Multi-family units originally approved

* Potential net # of residential units calculated at 4.3 units per acre

** 11 acres due to projects. An additional 14 acres deducted for right-of-way, acreage re-calculations and other adjustments.

*** Existing 59 Mobile home units (legal non-conforming)

